This Instrument Prepared By:
Douglas A. Brace
Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
144-15-59	Mr/Mrs Don D. Swain 2013 Earlington Drive Nashville, TN 37215	National Mortgage Company 4041 Knight Arnold Road Memphis, TN 38118
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	2013 Earlington Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

3635.0

IDENTIFICATION REFERENCE

SEP 13 1 44 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

BOOK 6656 PAGE 155

J. C. ASHWORTH and CAROL J. ASHWORTH, both unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DON D. SWAIN and wife, LOUISE McKEE SWAIN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 437, on the Plan of Hillsboro Park, Section IV, as of record in Book 2331, page 142.

Said Lot No. 437 fronts 216 feet on the west side of Earlington Drive and runs back between lines, 215.8 feet on the north line and 206.5 feet on the south line to a dead line in the rear on which it measures 216.1 feet.

Being the same property conveyed to J. C.Ashworth and wife, Carol J. Ashworth, by deed from Henry E. Hollingsworth and wife, Marjorie B. Hollingsworth, as of record in Book 5801, page 751, the said parties having since been divorced by Decree in the Fourth Circuit Court, Rule No. 84D-3366.

This conveyance is made subject to any and all zoning regulations, building restrictions, and setback liens, if any, and easements and rights of way for public utilities applicable to this property.

by Power of Attorney
Attorney-in-Fact for the said J. C. Ashworth/being recorded simultaneously with this instrument.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of September, 19 85

Carol J. Ashworth

J. C. Ashworth

By: Douglas A. Brace, Atty. In Fact

BOOK 5659 PAGE 156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Carol J. Ashworth, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 12th day of September, 19 85.

My commission expires: 10-24-88

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF September 85

MY COMMISSION EXPIRES: 10-24-88 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

J. C. ASHWORTH AND CAROL J. ASHWORTH

TO

DON D. SWAIN AND WIFE

Please Return to:

WILKINS & IVEY
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
P. O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of September, 1985, before me personally appeared Douglas A. Brace, to me known to be the person who executed the foregoing instrument in behalf of J. C. Ashworth, and acknowledged that he executed the same as the free act and deed of the said J. C. Ashworth.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My commission expires: 10-24-88

My commission expires: Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6655 PAGE 157

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			170000.00- CONT.	
			442.00 CSTAX	
			.50 RREC	
			6.00 MISC D	
			CHECK 443.50-	
			6836A09/13/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36350

IDENTIFICATION REFERENCE

SEP 13 1 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172569